

LORENA TIRZ #1 EAST
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, NOVEMBER 2, 2015, AT 6:30 P.M.
LORENA CITY HALL
107-A S. Frontage Rd.
Lorena, Texas 76655

MINUTES

Call to Order and Verification of Agenda Posting

The meeting was called to order at 6:30 pm and Chairman Coleman noted that the meeting was posted in accordance with the requirements of the Texas Open Meetings Act and a quorum was present. Members Present: Bill Coleman, Chuck Roper, J Fagner, David Anderton, John Johnston, William Callan, and Kelly Snell; Also Present: City Manager Billy Clemons, land owner Gary Tully, land owner Robert Braswell, Brad Harrell (commercial realtor), Administration and Program Management Consultants Pam Mundo and Jason Mundo of Mundo and Associates, Inc., and Seth McKinney of Coastal Securities

1. Discussion and possible action to approve Lorena TIRZ #1 East Meeting Minutes – October 5, 2015

John Johnston moved to approve the minutes of October 5, 2015. William Callan seconded the motion. The motion was unanimously approved.

2. Discussion and possible action to approve Lorena TIRZ #1 East Financial Reports and bill payments.

The Board discussed the financial reports including information from attorney Bovey Law regarding a Balance Forward on attorney Bovey's invoice. David Anderton moved to approve the financial reports and bill payments. J Fagner seconded the motion. The motion was unanimously approved.

3. Discussion on award of Texas Economic Development Council (TEDC) 2015 Community Development Award to Lorena at recent TEDC Annual Conference in Dallas, Texas and discussion on State of Texas Resolution from State Representative Charles "Doc" Anderson.

Chairman Coleman, Mayor Roper, David Anderton and Consultants Mundo and Associates discussed receiving the award on behalf of Lorena at the TEDC luncheon, the great teamwork between the City, EDC and County that occurred in order to receive the award, and the great marketing exposure the award will bring to the Community. The Board also discussed and expressed thankfulness for the resolution from Representative Doc Anderson. No action was taken.

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4. Discussion on submittals received for the REQUEST FOR QUALIFICATIONS (RFQ) for PROFESSIONAL ENGINEERING SERVICES for proposed sanitary sewer, water line, and roadway improvements to serve Lorena TIRZ #1 East and the 381 East Area.

Consultants Jason Mundo and Pam Mundo noted that the RFQ was advertised as well as directly sent to several engineering firms in the Waco and Temple area. Jason Mundo noted that one RFQ was received by Kasberg, Patrick, and Associates, LP (KPA) of Temple, Texas. Mr. Mundo noted that Mundo and Associates would be reviewing their submitted RFQ, would be interviewing them in the coming month, and would begin to draft and negotiate the engineering contract and scope of services. No action was taken.

5. Presentation and Discussion on bond financing by Seth McKinney of Coastal Securities.

Seth McKinney discussed with the Board financing the TIRZ through bonds. It was noted by all that since the TIRZ has no initial funds that multiple entities may have to participate in the first few years of financing the TIRZ. No action was taken.

6. Discussion on Lorena exhibiting commercial properties at ICSC Texas Deal Making Trade Show at Dallas Convention Center November 4-6.

Consultant Jason Mundo noted that the Lorena EDC would be exhibiting Lorena's commercial properties available for development at the upcoming ICSC Trade Show and that he would be managing the exhibit booth. Mr. Mundo noted that he would be featuring the TIRZ properties in addition to the former Middle School property and Lorena's other available commercial properties at this annual retail trade show. No action was taken.

7. Adjournment

The Board adjourned at 8:19 pm.

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

Bill Coleman,
Board Chairman

Date

Chuck Roper,
Board Secretary

Date